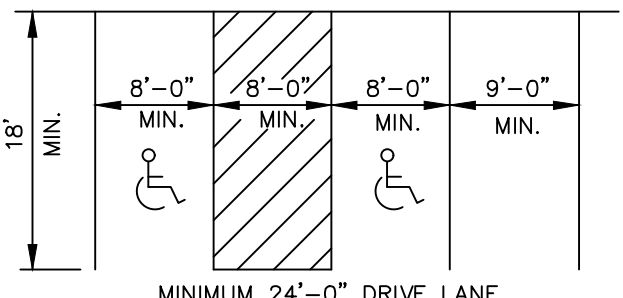


LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER w/ EPSC ROCK CHCK
- PR. SANITARY SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. ELECTRIC W/ TRANSFORMER
- PR. WATER LINE
- PR. GAS LINE
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- LIMITS OF PR. SHELTER
- PR. TREE CANOPY PROTECTION AREA (TCPA)

EROSION CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LOADED GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



MINIMUM 24'-0" DRIVE LANE
NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
3	7/20/21	ADD FULL SIDEWALK ALONG FOREST GREEN BLVD.	JDC
2	6/30/21	AGENCY COMMENTS & REMOVE WALK - 2ND SUBMITTAL	JDC
1	6/17/21	AGENCY COMMENTS - 1ST SUBMITTAL	JDC

GENERAL NOTES

- DOMESTIC WATER SUPPLY: NOT REQUIRED AT THIS TIME. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CITY OF LYNDON APPROVAL REQUIRED.
- NO KARST FEATURES ARE OBSERVED ONSITE PER A KARST SURVEY PERFORMED BY GEM ENGINEERING.

BINDING ELEMENT NOTES

- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PREVENT COMPACTION OF ROOT SYSTEM OF TREES TO BE PRESERVED AND TO PREVENT ANY DISTURBANCE OF GREENWAY AREAS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DROPLINE OF THE TREE CANOPY AND WHERE NECESSARY, TO PREVENT ANY DISTURBANCE TO GREENWAY AREAS AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

VARIANCE APPROVALS

- VARIANCES APPROVED PER CHAPTER 5, PART 3, SECTION 5.3.5.C.3.a,b,c OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED SIDE AND REAR SETBACK TO ALLOW ENCROACHMENT OF PARKING.
NOTE: VARIANCE PREVIOUSLY GRANTED ON APRIL 5, 2001 PER DOCKET# 9-87-00V/LW TO ALLOW REAR YARD ENCROACHMENT.
VARIANCE PREVIOUSLY GRANTED ON OCTOBER 3, 2005 PER DOCKET# B-177-05 TO REDUCE THE REQUIRED FRONT SETBACK TO 15 FEET.
VARIANCE PREVIOUSLY GRANTED ON FEBRUARY 1, 2017 PER CASE# 16VARIANCE1102 TO REDUCE THE REQUIRED SIDE YARD SETBACK TO 0 FEET AND REAR YARD SETBACK TO 2 FEET.

WAIVER REQUEST

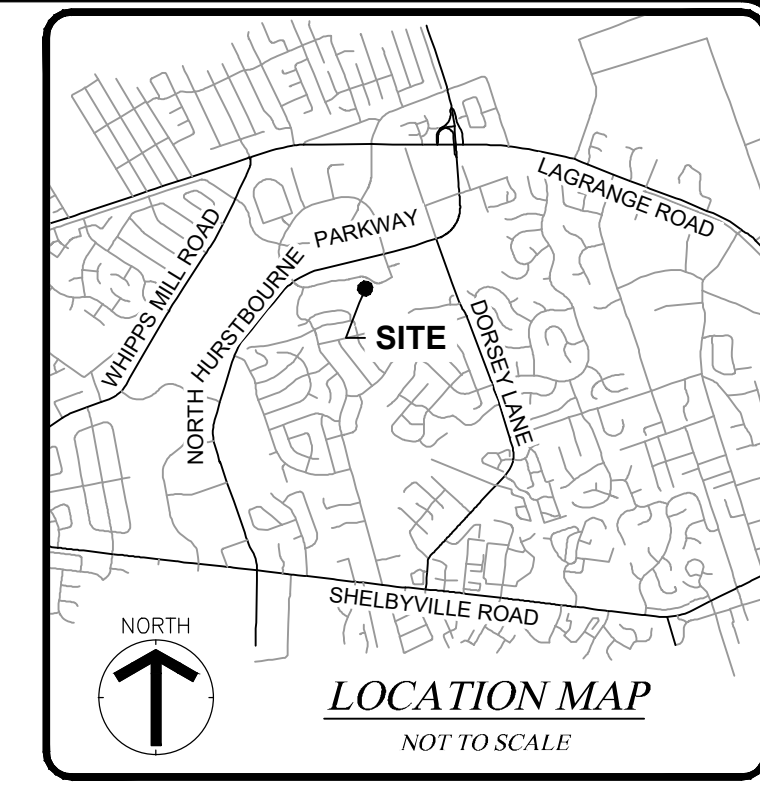
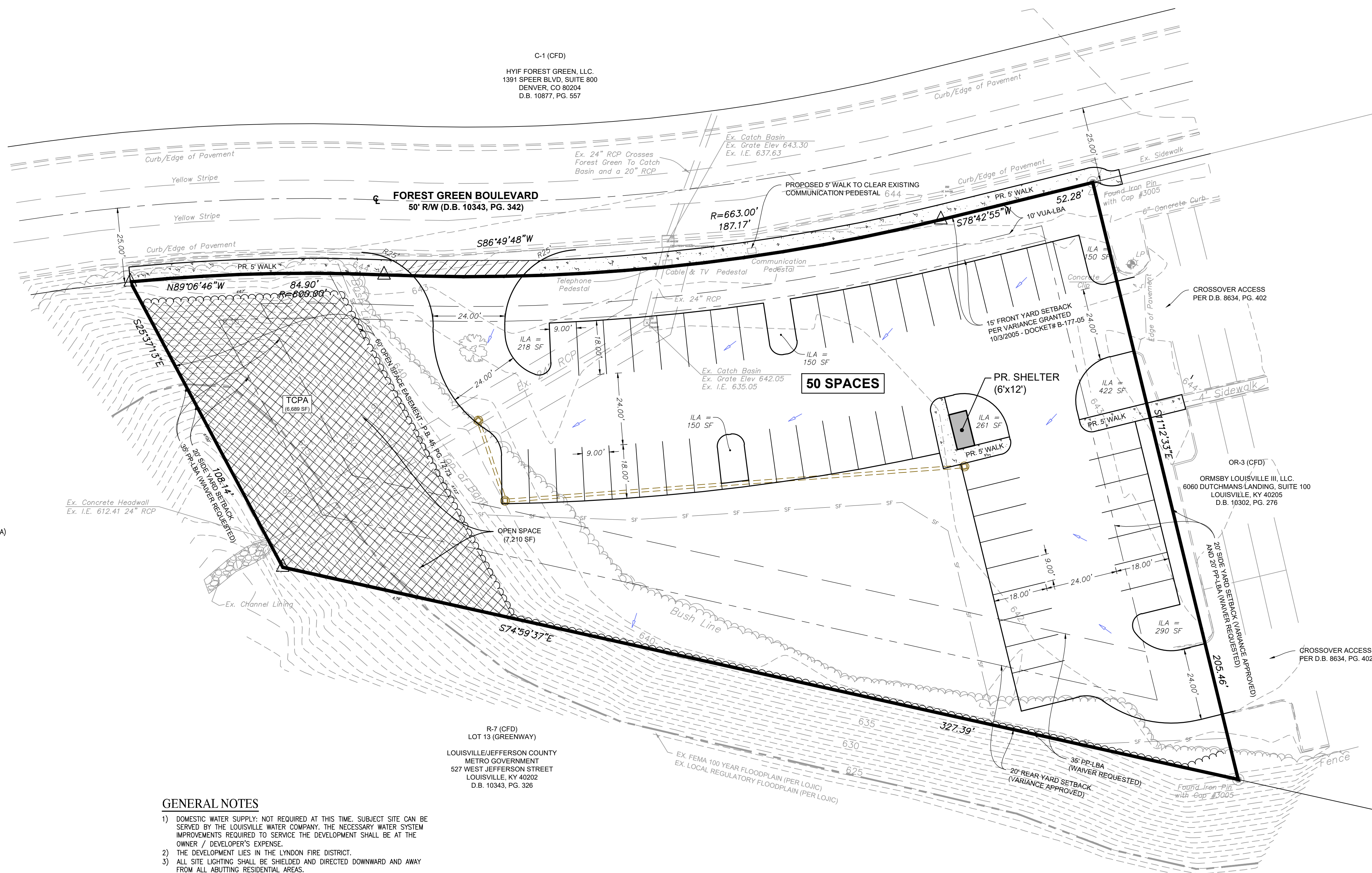
- WAIVER REQUESTED FROM CHAPTER 5, PART 5, SECTION 5.5.2.C.2.a AND CHAPTER 10, PART 2, SECTION 10.2.4 & 10.2.10 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING IN REQUIRED YARD AND REDUCE THE REQUIRED PROPERTY PERIMETER AND VEHICLE USE AREA LANDSCAPE BUFFER AREAS ALONG A PORTION OF THE SOUTHERN AND EASTERN PROPERTY LINE AND WAIVE ENTIRELY THE 6/8-FT SCREENING REQUIREMENT ALONG THE ENTIRETY OF THE SOUTHERN AND EASTERN PROPERTY LINE ADJOINING THE OR-3 OFFICE AND THE R-7 FOREST GREEN GREENWAY PROPERTIES TO ALLOW ENCROACHMENT OF PARKING AREAS.
NOTE: WAIVER PREVIOUSLY GRANTED ON APRIL 5, 2001 PER DOCKET# 9-87-00V/LW TO WAIVE ARTICLE 12 PERIMETER LANDSCAPING.
WAIVER PREVIOUSLY GRANTED ON OCTOBER 13, 2005 PER DOCKET# 9-87-00V/LW TO WAIVE LANDSCAPE BUFFERS.
WAIVER PREVIOUSLY GRANTED ON FEBRUARY 1, 2017 PER CASE# 16DEVPLAN1241 TO WAIVE REAR AND SIDE LANDSCAPE BUFFERS.

MSD NOTES

- WASTEWATER: SANITARY SEWER SERVICE NOT REQUIRED AT THIS TIME. SANITARY SEWER SERVICE WILL BE PROVIDED AS NEEDED BY A NEW PSC CONNECTION AS PERMITTED BY STATE PLUMBING CODE SUBJECT TO APPROVAL FOR LENGTH OF PSC AND IF NOT ALLOWED A SANITARY L.E. WILL BE PROVIDED TO SERVE. PROPOSED BUILDING PSC OR L.E. IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DERIVED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110031F - DATED FEBRUARY 26, 2021).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS ARE EQUAL TO OR GREATER THAN ONE (1) ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 31,600 SF.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- EXISTING CROSSOVER ACCESS RECORDING IN D.B. 8634, PG. 402.



OWNER
EVANSVILLE TEACHERS FEDERAL CREDIT UNION
PO BOX 5129
EVANSVILLE, INDIANA 47715

SITE DATA
10030 FOREST GREEN BOULEVARD
LOUISVILLE, KY
D.B. 12000, PG. 746
TAX BLOCK 3208, LOT 22

TOTAL SITE AREA: 1.008 ACRES
FORM DISTRICT: CAMPUS
EX. ZONING: C-1
EX. LAND USE: VACANT
PR. LAND USE: PARKING

SETBACK DATA

MIN. FRONT YARD	25'
STREET SIDE YARD	25'
SIDE YARD	20'
REAR YARD	20'
MAX. BUILDING HEIGHT	150'

NOTE: SETBACK LISTED ARE PER CODE. SEE APPROVED VARIANCES FOR MODIFIED SETBACK REQUIREMENTS.

IMPERVIOUS AREA

PRE	N/A
POST	19,108 SF

PARKING SUMMARY

LIBERTY FINANCIAL BUILDING (OFF-SITE)	24,900 SF
MINIMUM PARKING REQUIRED (1 SPACE/200 SF)	83 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	124 SPACES

EXISTING LIBERTY FINANCIAL PARKING (OFF-SITE): 57 SPACES
PROPOSED PARKING (THIS PLAN): 50 SPACES
TOTAL PARKING PROVIDED (BOTH SITES): 107 SPACES

TREE CANOPY CALCULATIONS

GROSS SITE AREA	43,908 SF (1.008 Ac.)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	28,776 (12.581 SF)
TREE CANOPY REQUIRED	6,586 SF (15.8%)
TREE CANOPY PRESERVED	6,689 SF (15.2%)
TREE CANOPY PLANTED	T.B.D.
TOTAL TREE CANOPY PROVIDED	6,689 SF (15.2%)

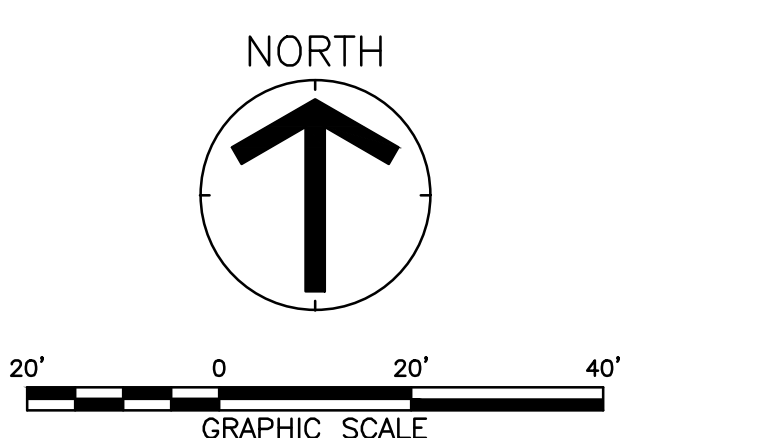
LANDSCAPE DATA

PROPOSED VULVA	17,951 SF
LLA REQUIRED (7.5%)	1,346 SF
LLA PROVIDED	1,641 SF

OPEN SPACE DATA

TOTAL SITE AREA	43,908 SF
OPEN SPACE REQUIRED	4,391 SF (10%)
OPEN SPACE PROVIDED	7,210 SF (16%)

(OPEN SPACE INCLUDES WOODED AREA)



CASE# 21-DDP-0063 & 21-WAIVER-0080 WM# 7372
RELATED CASE# 9-87-00V/LW, B-177-05, 16VARIANCE1102, & 16DEVPLAN1241

HERITAGE ENGINEERING, LLC
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Liberty FINANCIAL
A Division of FIFCU
4401 THEATER DRIVE
EVANSVILLE, INDIANA 47716-5129
PHONE: (812) 477-9271

REVISED GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR LIBERTY FINANCIAL ADDITIONAL PARKING 10030 FOREST GREEN BOULEVARD LOUISVILLE, KY 40223

JOB NO: 21023
HORIZ. SCALE: 1"=20'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: MAY 28, 2021

SHEET
C04